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Sent: Sunday, November 8, 2020 8:36 PM

To: Economic Development <edc@walpole-ma.gov>; Ashley Clark <aclark@walpole-ma.gov>

Subject: Omni Development 40 B Summer St South Walpole

Dear ZBA Board members and Ashley Clark,

I am writing final comments in response to Omni Development's plan to prematurely close the hearing on the Summer Street South Walpole proposed 40B development.

Omni has submitted changes to the design which now include two six story buildings. This is so very out of character for South Walpole. Dave Hale cited at the 10/28 Conservation Committee zoom meeting that Walpole already has a six story building. Yes, Walpole does, but it is in the Downtown Business District and was very recently built in the past year.

South Walpole has historical buildings built in the 1800's. It was part of an old stage coach route. The South Walpole Common is often photographed due to its scenic beauty and the historical United Methodist Church. Now we have a looming 300 unit housing project in this beautiful setting?

I must give thought to the residents who will live in this development. How will they feel? As Omni describes it, they will be on their "campus". Hmm...I think I would rather be referred to as being part of the greater community... fitting into a community. This project does NOT fit into the surrounding community. I have spoken to officials at Walpole Public Schools as I recall what life is like for residents of The Preserve. School Meet and Greets are held off site at The Preserve, tutoring is available off site at The Preserve and notices of school events are posted at The Preserve. I would not want to live in a "campus" style housing development that is similar to being on its own island. This is not community living, it is not being part of a community. Omni admits this by using the "campus" word often. Is this what 40B housing is supposed to be like? I think not.

The road in and out of the OMNI development is one road with single access to the project off Summer Street immediately adjacent to the railroad tracks. I have never liked this plan due to safety reasons of being right on the train tracks and on busy Summer Street where cars will be entering and exiting in a very busy area across from the post office. Commuter trains run through this crossing up to 16 times a day. (the Foxboro train service is suspended due to Covid starting Nov 2 until the spring). Plus numerous freight train crossings. A single access road just seems wrong and tremendously unsafe with having a huge negative impact on the surrounding streets and traffic pattern. Then, we have all the kids walking to the Boyden Elementary and South Walpole Preschools. The traffic backup dropping off and picking up at Boyden has been documented in other emails, I can attest that traffic is horrendous and right now only half of the school is in session daily due to the Covid hybrid model. Cars try to pass those waiting in the Washington Street pick up line...it is a total daily disaster. More cars and children from this huge development will only greatly worsen things. This is truly an accident waiting to happen.

I ask for your consideration of these safety factors and for the "not in character of South Walpole" when you vote on this project

Thank you.